

SEATTLE, WA 

# 1201 Third Ave Sublease

**45,083 SF**

Plug-and-Play  
Term through February 2030



**CBRE**



## PROPERTY

# Features



### SIZE

45,083 SF on two floors

- Floor 17: 22,510 SF
- Floor 18: 22,572 SF



### TERM

Sublease through  
February 2030



### PLUG-AND-PLAY

Fully furnished floors



### PARKING

1/1,500 SF secured, on-site



### SUSTAINABILITY

LEED Gold-rated building,  
Fitwel certified



### AMENITIES

Bike storage, renovated lobby,  
fitness facility, EV charging,  
multiple outdoor spaces, on-  
site retail



### FREEWAY ACCESS

3 blocks from I-5



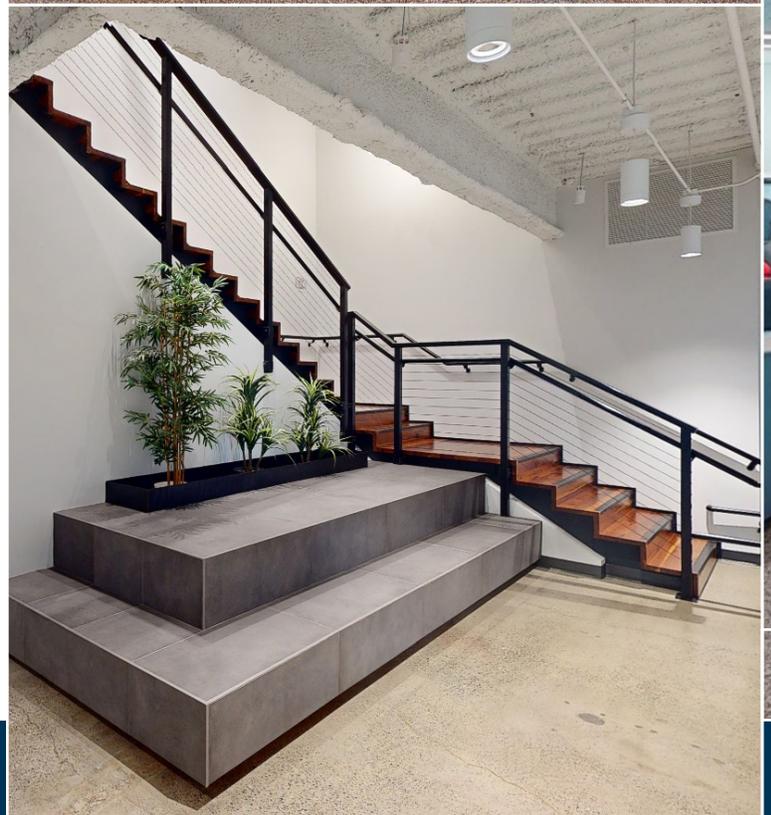
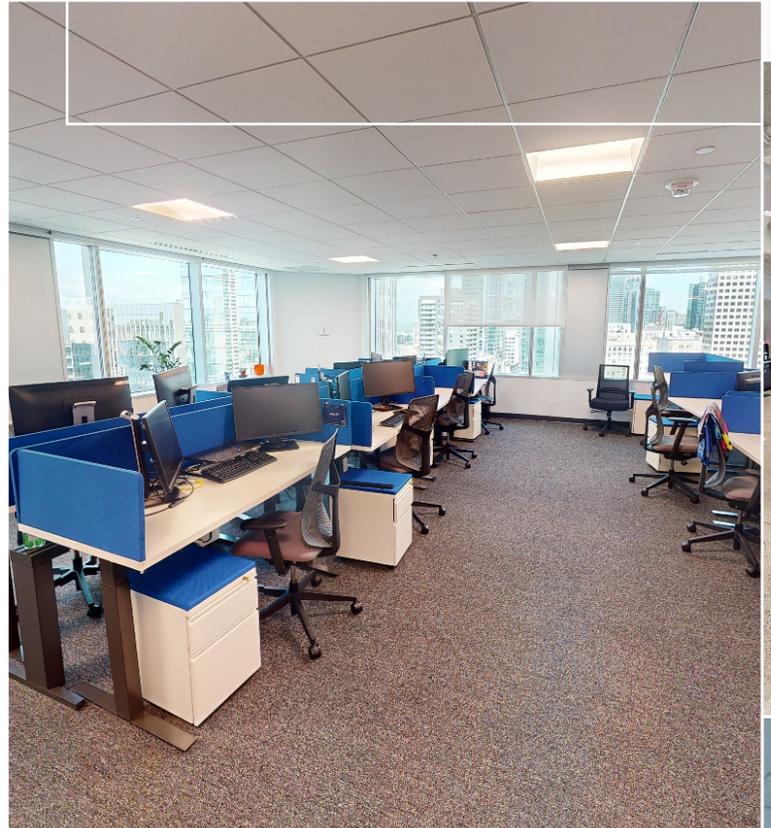
### TRANSIT

Directly above University  
Street Light Rail Station



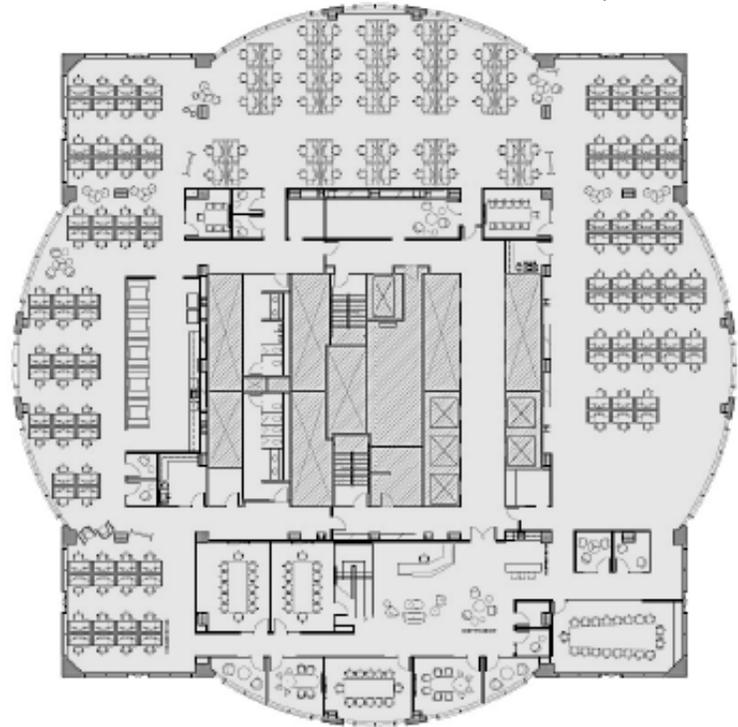
### FERRY TERMINAL

8 blocks from Colman  
Ferry Terminal

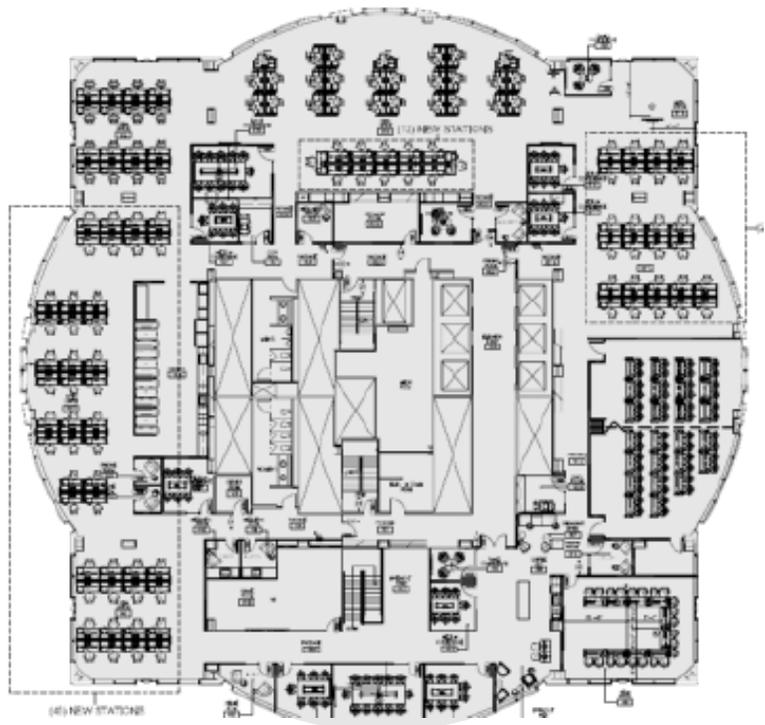


# FLOOR Plans

**FLOOR 17**  
22,510 SF



**FLOOR 18**  
22,572 SF



# EXCELLENT Location

## 1201 Third Ave Sublease



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